

St Bartholomew's Gatehouse Trust
Registered with the Charity Commission number 211859

Report of the Trustees for the year ended 31 December 2023

The Trustees are pleased to present their report together with the financial statements of the charity for the year ended 31 December 2023. The financial statements comply with current statutory requirements, as set out in the Charities Act 2011 (as amended) and the charity's governing document

1. Objects of the charity

The charity was formed by an Indenture dated 18 January 1910 and a Scheme of 1 March 1935, as amended on 15 April 2021.

Its principal objects are to finance the cost of repairing and maintaining the historic Gatehouse and the medieval gateway and to cover the costs of management and administration, any surplus rents and profits to be expended as the Rector and churchwardens of the parish of Great St Bartholomew shall direct.

2. Organisation

A maximum of eight trustees normally administers the charity. In 2023 the following trustees held office:

The Revd Mark Alexander Walker (Rector, ex officio)
Charles Richard Spanton (churchwarden, ex officio)
Roy Keith Sully (churchwarden, ex officio, to May 2023 then appointed)
Harry Alan Cowd (churchwarden, ex officio, from May 2023)
Peter Bovill
Michael Charles Jones
Major General Jeffrey Sinclair Mason MBE
Margery Diana Roberts (appointed December 2022)

The trustees met in January and May via Zoom, and in September and November in person, with good attendance at all meetings.

3. Investment powers

The trustees have power to invest the trust funds in any way permitted by law.

4. Public benefit

The trustees are aware of the Charity Commission's current advice on public benefit. The application of the funds supports the work and outreach of the parish of Great St Bartholomew and the local community in the City of London and beyond.

5. Data protection and conflicts of interest

Personal data is handled confidentially and not shared with other organisations without prior consent. Potential conflicts of interest, particularly in respect of the Rector and churchwardens, who are ex officio trustees, are managed carefully.

6. Review of the charity's activities in 2023

During the year, the trustees continued to maintain their active stewardship of the Gatehouse and a good relationship with their tenant. After consideration of the surveys carried out in 2022, they decided to proceed with the works which had been indicated as the landlord's responsibility, which were mainly to the exterior. These works will be undertaken during the first part of 2023. An obsolescent heater in the tenant's bathroom was removed and suitably replaced.

An application was made to the Central Grants Unit of the Corporation of London for a grant towards the external work to the Gatehouse and the trustees were delighted to be awarded a grant of £24,000, which took account of the Gatehouse's importance in the community and as a tourist attraction.

As the Gatehouse rent had not been reviewed since 2020, a detailed application was made to the Rent Officer to set a new rent. A new rent has been set of £20,082 with effect from 1 January 2024.

The Trust's excellent relationship with the parish of Great St Bartholomew was also maintained. The trustees agreed to contribute £30,000 per annum towards the cost of housing for the new assistant priest, who plays an important part in ministering to the parish's growing congregation. The parochial church council repaid the loan of £50,000 made by the Trust in 2020. The trustees subsequently awarded a grant of £50,000 to the parish.

There was one change in the trustee body during the year. On Harry Cowd being elected as a churchwarden in May, he became an ex officio trustee. At the same time, Roy Sully, who had been a churchwarden, ceased to be an ex officio trustee but was invited to be an appointed trustee.

The trustees record their gratitude to Roy Sully for chairing the trustee body with efficiency and good humour.

7. The financial statements

The statement of assets and liabilities at 31 December 2023 as well as the charity's receipts and payments in the period to that date are set out in the attached statements.

8. Legal and administrative information

Bankers

CAFcash
Charities Aid Foundation
25 Kings Hill Avenue,
Kings Hill,
West Malling, Kent ME19 4TA

Investment Managers

CCLA Investment Management Ltd
One Angel Lane,
London EC4R 3AB

Independent Examiner

Patricia Frankland M.A., A.C.A
Fernbrook
The Street
Betchworth
RH3 7DJ

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**RECEIPTS AND PAYMENTS ACCOUNTS FOR THE YEAR ENDED
31 DECEMBER 2023**

Receipts

	<u>2023</u>	<u>2022</u>
	<u>£</u>	<u>£</u>
Rents	15,057	15,057
CAF Gold interest	59	173
CAF current interest	80	42
CCLA interest	38,911	4,095
Total	<u>54,107</u>	<u>19,367</u>

Asset and investment sales

Wallside investment	-	824,958
<u>Total receipts</u>	<u>54,107</u>	<u>844,325</u>

Payments

		2022
Building insurance	1,564	1,475
Bank charges	63	82
Surveyor	1,273	-
Legal fees	2400	-
Grant to pcc	50,000	-
Grant for clergy housing	12,500	-
Gift to lawyer	-	58
Total payments	<u>67,800</u>	<u>1,615</u>

Deficit for year 2023		
(Surplus 2022)	(13,693)	842,710

**BALANCE SHEET AS AT
31 DECEMBER 2023**

	2023 £	2022 £
Fund Balances Brought Forward	934,409	91,700
Deficit for year 2023	<u>(13,693)</u>	<u>842,710</u>
Fund Balances Carried Forward	920,716	934,409
Represented by:		
Loan to St Bartholomew the Great	0	50,000
<u>Unrestricted funds</u>		
<u>Cash</u>		
CAF Gold	3,226	
	3,167	
CAF cash	30,648	
	33,311	
CCLA Deposit	<u>886,842</u>	
	<u>847,931</u>	
TOTAL	920,716	
	934,409	

NOTES TO THE ACCOUNTS

1. The loan to St Bartholomew the Great was repaid during 2023 and a grant given in its place.
 2. St Bartholomew's Gatehouse, as described in a conveyance dated 19 January 1910, is held by the Trust.
It has not been recently valued. Property is let under a lease dated 6 May 1965, which created a protected tenancy. The tenant's widower retains the statutory tenancy.
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CHARITY COMMISSION
FOR ENGLAND AND WALES

St Bartholomew's Gatehouse Trust

211859

Receipts and payments accounts

CC16a

For the period
from

Period start date
01-Jan-23

To

Period end date
31-Dec-23

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total Funds to the nearest £	Last year to the nearest £
A1 Receipts					
Rent	15,057	-	-	15,057	15,057
Bank Current A/C Interest	80	-	-	80	42
Repayment of Loan from PCC	50,000	-	-	50,000	-
CAF Gold Interest	59	-	-	59	173
CCLA Interest	38,911	-	-	38,911	4,095
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	104,107	-	-	104,107	19,367
A2 Asset and investment sales, (see table).					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	104,107	-	-	104,107	19,367
A3 Payments					
Insurance	1,564	-	-	1,564	1,475
Bank Charges	63	-	-	63	82
Surveyor's Fees	1,273	-	-	1,273	-
Legal Fees	2,400	-	-	2,400	58
Grant to PCC for 900 Appeal	50,000	-	-	50,000	-
Grants to PCC for Asst Priest House	12,500	-	-	12,500	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total	67,800	-	-	67,800	1,615
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	67,800	-	-	67,800	1,615
Net of receipts/(payments)	36,307	-	-	36,307	17,752
A5 Transfers between Funds	-	-	-	-	-
A6 Cash funds last year end	884,409	-	-	884,409	-
Cash funds this year end	920,716	-	-	920,716	17,752